

## **Indiana Brownfields Conference 2006 Brownfields 101**



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# Brownfields 101

## Why Call them Brownfields?

- **Northeast/Midwest Institute - allegedly coined the term**
  - Common use starting 1990s
- **The antithesis of / antidote for Greenfield development**
- **Smart Growth Principles**
  - Reclamation of Urban Core
  - Reclamation of sense of community



## Where do They Come From?

- **Change in development patterns witnessed in 1980s and before**
  - Manufacturing to Service Economy
  - Suburban Shift prior to 1980s
- **Former Industrial Sites**
- **Gas Stations / Automotive Service**
- **Dry Cleaners**
- **Plating Companies**
- **Meth Labs**



## Brownfields 101

### What Don't We Know About Brownfields?

- **How Many Are There?**
  - Government Accounting Office (GAO) Estimates 130,000 to 500,000 in US
  - City of Indianapolis estimates 400+
  - Difficulty in inventory data collection related to fear of being held responsible for cleanup if labeled a Brownfield
- **Average Cost to Redevelop?**
  - Inaccurate cost data stems from lack of inventory data and other variables
  - Each site is unique, but with greater # of sites and cleanup costs this figure could be estimated according to type of contamination, size of site,
- **Fear of liability perpetuates the data gap!**



# Brownfields 101

## What Don't We Know About Brownfields?

- Is there an “Average” Brownfield?
  - **Average Size - NO**
    - Unable to determine an average “size” as no comprehensive inventory exists
    - EPA Brownfield grant recipients report 45% under 5 acres
    - Center for Environmental Policy & Management research indicates that most studies overstate average size. (Working Paper 2004)
    - Examples from Indy - 2866 N. Capitol Ave. (11 USTs on .10 acre)
  - **Average Contamination - NO**
    - Each site has its own mix
  - **Average Time to Redevelop - NO**
  - **Average Community Support - NO**
  - **Average Access to Funding - NO**
- **Answer = NO average Brownfield exists, but common experience dictates likely scenarios**
- **Petroleum site cleanup cost estimates more robust than a decade ago**
  - States have improved cleanup criteria requirements & process
  - Consultants more familiar with state cleanup programs



## Brownfields 101

### What we DO know about Brownfields?

- Ultimate Goal is **REDEVELOPMENT**
  - Assessment & Remediation / Cleanup is just the first step
- Brownfield Redevelopment can = Win / Win for the Economy & the Environment
- Who Benefits?
  - Communities: reduced blight, increased property values, increased tax revenues, jobs, & more
  - Environment
  - Developers: \$
  - Financiers: \$
- Cost of Redeveloping a contaminated Brownfield site to residential reuse is typically much greater than commercial redevelopment
- TIME is the most crucial component / or largest barrier - Not \$ (though \$ always helps)







## Brownfields 101

### What we DO know about Brownfields?

- Where are they all hiding?
  - In plain view
  - Common indicators:
    - Past use of chemicals
    - Monitoring wells
    - Pump Islands
    - Left over signage
    - Gravel covered excavation



## Brownfields 101

### What we DO know about Brownfields?

- What may KILL a Brownfields Project?
  - **Developer Relying on Public Financial Assistance to Make the Project Feasible**
  - **If the *pro forma* doesn't work without public funding assistance, then it has little chance of making it to redevelopment**
    - Public assistance should give incentive not be a primary basis of decision
  - **Lack of flexibility**
    - Restrictive Time Constraints



## Brownfields 101

### What we DO know about Brownfields?

- What may be the Single Most Important Factor?
  - Community Support
  - Without it a Brownfield redevelopment project is significantly challenged
    - Why? Multiple Layers
    - ESSENTIAL Component: Community Support = Local Government Support which is a primary ingredient for Brownfield Redevelopment Success
    - Funding, Zoning, Environmental Regulation, Permit Acquisition, End Use Marketability





## Indy / LISC Neighborhood Brownfield Initiative

- Past Projects
  - Indianapolis Public Library Branch
    - East 38th Street Library Branch
    - 5452 E. 38th Street
    - \$15,000 for contaminated soils removal



## State of Indiana Site Assessment Grant Initiative (SAGI) Site

- Past Projects
  - Indianapolis Public Library Branch
    - Haughville Library Branch
    - Former Shell Bulk Oil Facility
    - State of Indiana SAGI \$50,000



## Repeat Offenders The Usual Suspects



- Metal Finishing business (merged in 1982, moved from 2422 Yandes in 1975)
- RFP soon to bid the Phase II Environmental Site Investigation and Site Impact Delineation
- TCE likely in ground water
- 2 Neighboring brownfields (north and south)
- Clayton LaSalle Park to the west





# Brownfields

## Repeat Offenders The Usual Suspects



## Repeat Offenders The Usual Suspects

- Clayton - LaSalle Park at present
- Potential to increase size by 40 to 50%
- Surrounded on 3 sides by brownfields
- Great potential to serve community



## Repeat Offenders The Usual Suspects

- Different side of town, same story -
  - Imagine that... same polluter.....



- Issues:
  - Highly contaminated
  - Delinquent Taxes | Explore 2005 Brownfield Tax Reduction or Waiver **IC 6-1.1-45.5**
  - Potential meth lab location
  - Right of Entry
  - Find a way - Insurance Policies / Brush clearing funding /





## Funding Creativity

### Non-traditional \$ Sources

- **Keystone Enterprise Park (DNR Urban Forestry Grant)**
  - Phytoremediation Grant \$8000 IDNR/ \$8000 City Match
- **Citizens Gas**
  - Low/No Interest Loan for environmental component of redevelopment project
- **Insurance Cost Recovery**
  - Administrative Action to Trigger Policy
  - Must have policy # / Carrier



# Brownfields

## Brownfield Surprises!

- You never know what you might encounter.
- Students at McFarland Middle School most interested in the crime link to brownfields



**Thank You**

